UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT COURT
EASTERN DIVISION

In Re: Case No. 17-51351

Debtor(s): Lorraine Rasso Chapter 13

Judge Caldwell

APPRAISAL OF PROPERTY

Respectfully submitted,

/s/ Anne Marie Rouault
Anne Marie Rouault
Real Sharp Realty
2190 James Road
Granville, OH 43023

Comparable Market Analysis

Monday, April 17, 2017

For

Lorraine Rasso
6105 Bodder Hearth Alley
New Albany, OH 43054

By

Anne M Rouault
Real Sharp Realty
2190 James Rd.
Granville, OH 43023
614-832-2873
annemarie@realsharprealty.com
http://www.RealSharpRealty.com

Comments

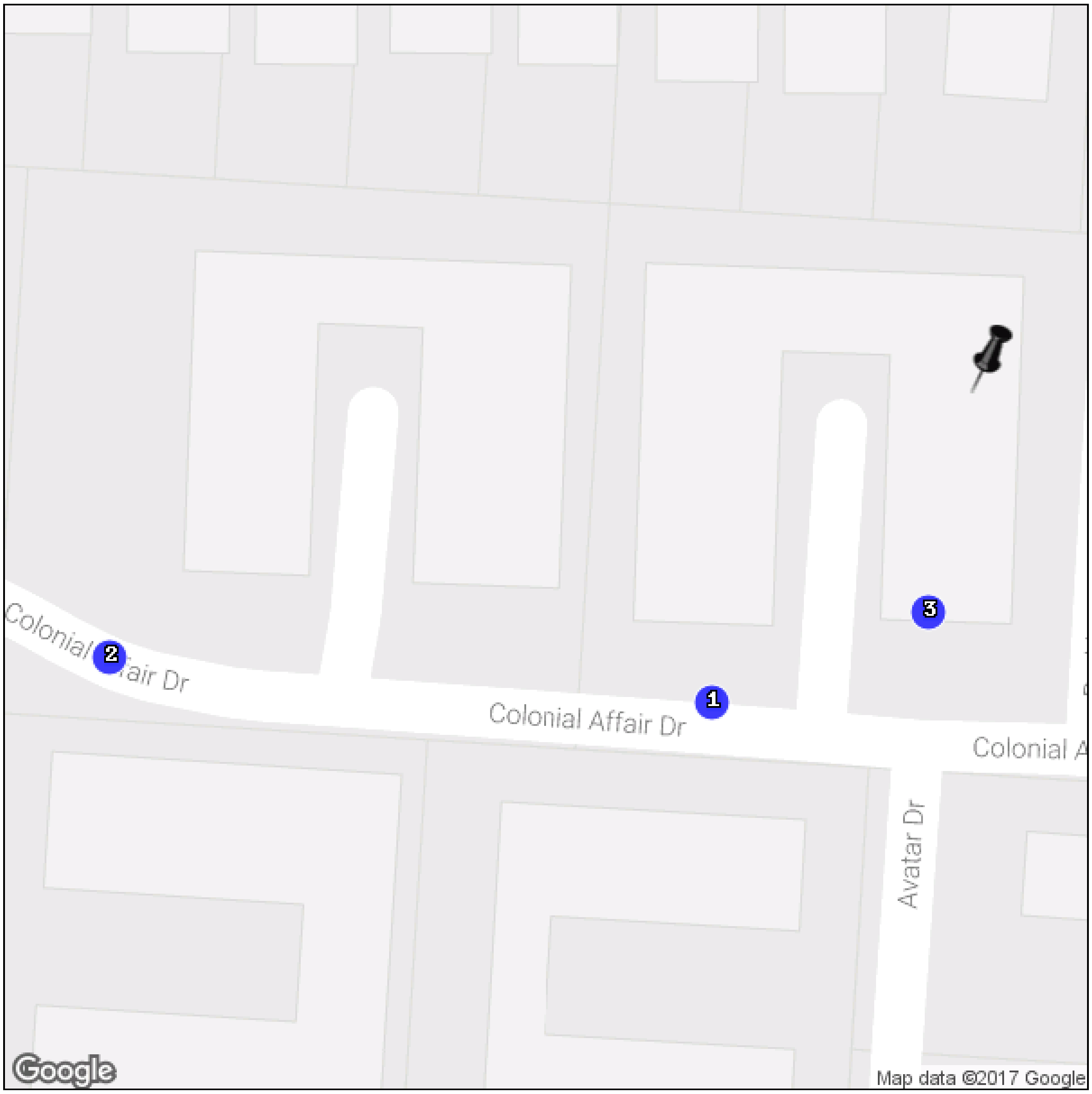
United States Bankruptcy Court

Rauser and Associates

Lorraine Rasso
6105 Bodder Hearth Alley
New Albany, OH 43054

Case - 17-51351

Map of Subject And Comparable Properties


Colonial Affair Dr
Avatar Dr
1
2
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Google
Map data ©2017 Google

Legend

Active Sold Pending Withdrawn Cancelled Expired

Subject: 6105 Bodder Hearth Alley New Albany OH 43054

1. **7187 Colonial Affair Drive , New Albany OH 43054 (216004388, 0.03m)**
2. **7154 Colonial Affair Drive , New Albany OH 43054 (216023857, 0.07m)**
3. **7208 Colonial Affair Drive 6-7208, New Albany OH 43054 (216034115, 0.02m)**

Subject Property Description

Address	6105 Bodder Hearth Alley New Albany, OH 43054
Subdiv/Cmplx/Comm	Hamptons at New Albany
School District	Columbus CSD
Year Built	2004
Bedrooms	1
Baths F.H	1.1
SqFt Tax Record	1,224
Garage/EnclosdSpaces	1
Sub-Type	Condominium Attached
Style	Two Story
Acreage	CND
Taxes (Yrly)	2,662.30
Tax Year	2016

	Subject	216004388		216023857		216034115	
	6105 Bodder Hearth Alley New Albany OH 43054	7187 Colonial Affair Drive New Albany OH		7154 Colonial Affair Drive New Albany OH		7208 Colonial Affair 6-7208 Drive New Albany OH	
Distance From Subject		0.03		0.07		0.02	
List Price		$120,000		$119,900		$117,900	
Original List Price		$122,000		$124,900		$117,900	
Sold Price		$115,000		$113,500		$117,900	
Status		Sold		Sold		Sold	
Status Date		04/26/2016		10/14/2016		11/17/2016	
Days on Market		28		58		2	
Cumulative Days on Market		28		58		2	
Adjustment			/-		/-		/-
Subdiv/Cmplx/Comm	Hamptons at New Albany	Hamptons at New Albany Park				Hamptons at New Albany Park	
School District	Columbus CSD	COLUMBUS CSD 2503 FRA CO.		COLUMBUS CSD 2503 FRA CO.		COLUMBUS CSD 2503 FRA CO.	
Year Built	2004	2005		2004		2004	
Bedrooms	1	2	-4000	1		2	-4000
Baths F.H	1.1	1	2500	1.1		1	2500
SqFt Tax Record		1,024	3000	1,224		1,024	3000
Garage/EnclosdSpaces	1	2	-3000	1		2	-3000
Sub-Type	Condominium Attached	Condo Shared Wall		Condo Shared Wall		Condo Shared Wall	
Style	Two Story	1 Story		1 Story		1 Story	
Acreage		0		0		0	
Taxes (Yrly)		2,238		2,416		2,237.6	
Tax Year	2016	2015		2015		2015	
Adjusted Price	$114,467	$113,500		$113,500		$116,400	
Price Per Bedrooms	114,467.00	$56,750.00		$113,500.00		$58,200.00	
Price Per Baths F.H	114,467.00	$113,500.00		$103,181.82		$116,400.00	
Price Per SqFt Tax Record	93.52	$110.84		$92.73		$113.67	

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
216004388	7187 Colonial Affair Drive, New Albany OH	$120,000	28	28	04/25/2016	$115,000	$-1,500	$113,500
216023857	7154 Colonial Affair Drive, New Albany OH	$119,900	58	58	10/14/2016	$113,500	-	$113,500
216034115	7208 Colonial Affair Drive 6-7208, New Albany OH	$117,900	2	2	11/01/2016	$117,900	$-1,500	$116,400

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	$113,500	$113,500
Average	$114,467	$114,467
Median	$113,500	$113,500
High	$116,400	$116,400

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt Documented	Avg. List $/SqFt Documented	Avg. Sold $/SqFt Documented	Avg. Dom	Avg. CDOM
Closed	3	357,800	119,267	346,400	115,467	0.97	1,091	110.09	106.72	29	29
Overall	**3**	**357,800**	**119,267**	**346,400**	**115,467**	**0.97**	**1,091**	**110.09**	**106.72**	**29**	**29**

Selection Criteria for Comparable Properties

Specified listings from the following search:

Comparison Based on Important Values

MLS #	Address	Adjusted Price	Price Per Bedrooms	Price Per Baths F.H	Price Per SqFt Tax Record
216004388	7187 Colonial Affair Drive " , New Albany OH	$113,500	$56,750.00	$113,500.00	$110.84
216023857	7154 Colonial Affair Drive " , New Albany OH	$113,500	$113,500.00	$103,181.82	$92.73
216034115	7208 Colonial Affair Drive 6-7208" , New Albany OH	$116,400	$58,200.00	$116,400.00	$113.67
Average		**$114,467**	**$76,150.00**	**$111,027.27**	**$105.75**
Subject Has			1	1.1	1,224
Indicated Price			$76,150.00	$122,130.00	$129,434.11
Average			**$109,238.04**		

Listing Price Recommendation

Low	$113,500
High	$116,400
Recommended	**$114,467**